



**City of Bellevue  
Development Services Department  
Land Use Staff Report**

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**Proposal Name:** Dawson Lane Short Plat

**Proposal Address:** 3233 W Lake Sammamish Pkwy SE

**Proposal Description:** Land Use review of a proposal to subdivide a 19,000 square-foot lot into two lots of 7,220 (Parcel A) and 11,780 (Parcel B) square feet.

**File Number:** 13-135823-LN

**Applicant:** Emmett Lane, Dawson Lane RCI Group, Inc.

**Decisions Included:** Preliminary Short Plat  
(Process II. LUC 20.35.200)

**Planner:** David Wong, Planner

**State Environmental Policy Act  
Threshold Determination:** Exempt (WAC 197-11-800(6))

**Director's Decision:** Approval with Conditions

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Carol V. Helland, Land Use Director  
Development Services Department

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Application Date:	December 23, 2013
Notice of Application Publication Date:	February 6, 2014
Decision Publication Date:	May 14, 2015
Project/SEPA Appeal Deadline:	May 28, 2015

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For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

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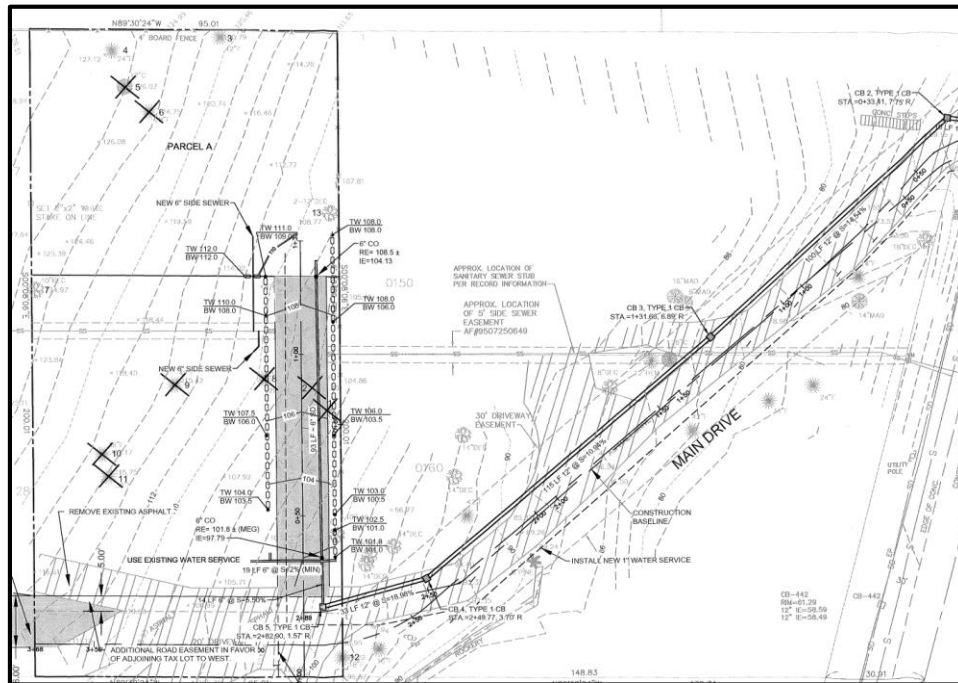
### **Attachments**

1. Preliminary Short Plat
2. Clearing, Grading, Road Plan

## I. Proposal Description

The applicant proposes to subdivide a legally existing 19,001 square-foot lot into two lots of 7,220 (Parcel A) and 11,781 (Parcel B) square feet. The site is located within the R-5 residential zoning district requiring a minimum 7,200 square feet of lot area for each newly created lot.

Figure 1



## II. Site Description, Zoning, Land Use and Critical Areas

### A. Site Description

The subject lot is a rectangular shaped 19,001 square-foot lot located within the Newcastle Subarea. Access to the lot is achieved via a share private drive from W. Lake Sammamish Pkwy SE. The site exhibits gentle to moderate slopes of 10-25% primarily vegetated with Douglas-fir (*Pseudotsudga menziesii*) trees.

Figure 2



## B. Zoning

The property is zoned R-5, single-family residential zoning.

## C. Land Use Context

The property has a Comprehensive Land Use designation of SF-H, or single-family high density. The proposed short plat is consistent with the single-family comprehensive plan land use designation. The surrounding neighborhood context is entirely single-family uses both adjacent to the site and in the vicinity.

## III. Consistency with Land Use Code Requirements:

### A. Zoning District Dimensional Requirements:

The site is located in the R-5 zoning district. The following table describes the applicable dimensional standards for the land use zoning district.

	Standard	Parcel A	Parcel B	Complies?
Front Yard Structure Setback (feet)	20	20	20	Can comply with standard
Rear Yard Structure Setback (feet)	20	20	20	Can comply with standard
Side Yard Structure Setback (feet)	5	5	5	Can comply with standard
2 Side Yard Structure Setback (feet)	15	15	15	Can comply with standard
Minimum Lot Area (square feet)	7,200	7,220	11,781	Complies with standard
Maximum Lot Coverage	40	40	40	Can comply with standard
Maximum Impervious Surface	55	55	55	Can comply with standard
Minimum Greenspace	50	50	50	Can comply with standard
Width (feet)	60	95	124	Complies with standard
Depth (feet)	80	76*	95	Complies with standard

*\*Per LUC 20.20.017 a reduction of five percent in the required lot depth may be applied to 20% of the lots, provided no reduction in the required area is applied to these lots.*

**B. Tree Retention LUC 20.20.900**

For subdivisions, short subdivisions, and planned unit developments, the applicant shall retain a minimum of 30 percent of the diameter inches of significant trees existing on the total site area of the development; provided that alder and cottonwood tree diameter inches shall be discounted by a factor of 0.5.

The property contains 334 diameter inches of significant trees. The applicant is required to retain a minimum of 30 percent of the diameter inches, or 100.2 diameter inches. The applicant is proposing to retain 118 diameter inches, which exceeds the minimum requirement and therefore complies with the requirements for tree retention.

The trees identified for retention shall be included on a tree retention plan to be recorded with the final short plat. See Section X for conditions of approval.

**IV. Public Notice and Comment**

Application Date:	December 23, 2013
Public Notice (500 feet):	February 6, 2014
Minimum Comment Period:	February 20, 2014

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on February 6, 2014. It was mailed to property owners within 500 feet of the project site. Two (2) comments have been received from the public as of the writing of this staff report.

Summary of public comment

Comment:

*The plans show the easement for the driveway incorrectly.*

Response:

An updated copy of the 25 and 30-foot shared access easement has been received and the plans reflect the privately agreed boundaries of these easements.

Comment:

*A private agreement for an additional five feet on the north side of the 20-foot access easement has been agreed upon. The plan does not show this agreement.*

Response:

The applicant has provided an updated plan that depicts a 25-foot easement along the southerly boundary of Parcel B, and has updated the Clearing, Grading, and Road plan to include a relocation of the existing drive in accordance with a private agreement between the property owner directly to the west and the applicant.

## **V. Summary of Technical Reviews**

### **Clearing and Grading:**

The Clearing and Grading Division of the Development Services Department has reviewed the proposed development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development.

A Clearing and Grading Permit is required for this project per BCC 23.76.035. The permit application must be in accordance with the Clearing and Grading Code, as outlined in the submittal requirements and the Clearing and Grading Development Standards, which is available on the City of Bellevue website at: <http://www.bellevuewa.gov/clearing-grading-standards.htm>

The clearing and grading activities during the construction phase of the plat application are limited by Code to those areas necessary for road and utility construction (BCC 23.76.042). Individual building lots must remain vegetated until construction of each building is approved through the building permit process.

### **Utilities**

The Utilities Department's Development Review Division has reviewed the proposed development for compliance with Bellevue Utilities' codes and standards. The Utilities Development Review staff found no issues with the proposed development.

### **Transportation**

The Transportation Department has reviewed the plans submitted for the preliminary short plat and recommends approval. The final engineering plans must show all transportation-related improvements and must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure permit. Prior to final short plat approval, the developer must provide all transportation improvements at the developer's expense (BCC 14.60.110) or provide an acceptable financial assurance device equivalent to 150% of the cost of unfinished improvements.

Under BCC 22.16, payment of the transportation impact fee for each new home prior to building permit issuance will adequately mitigate off-site transportation impacts. The fee amount is subject to periodic revision by the City Council. Builders will pay the fee in effect at the time of building permit issuance.

### **Street Frontage and Site Access**

Access to proposed parcels A and B will be from a joint-use driveway off of the existing private road, SE 33rd Court, as shown on the approved plans. The private road, SE 33rd Court, connects to West Lake Sammamish Parkway SE within a private access easement. No other access connection to city right-of-way is authorized.

The joint-use driveway width will be a minimum of sixteen feet contained within a twenty foot wide access easement and must be built per the City's Transportation Department Design Manual Standard Drawing DEV-7B.

The 2009 Pedestrian and Bicycle Transportation Plan includes project O-107-W, which plans for a ten foot wide multi-use path on the west side of West Lake Sammamish Parkway SE including a two to five foot landscape buffer, and a ten foot wide southbound vehicle travel lane. However, the proposed project site does not front West Lake Sammamish Parkway SE directly; therefore, improvements on this street frontage will not be required.

The Fire Department has determined that some improvements to the existing private road, SE 33rd Court, will be required for emergency vehicle access, including widening of the road to sixteen feet. All dimensions of pavement widening will be determined during the clear and grade permit phase at the direction of the Fire Department and may include regrading at the connection to West Lake Sammamish Parkway SE to prevent the bottoming of emergency vehicles.

Site addresses have been determined by the City's Parcel and Address Coordinator. The two lots have been addressed as follows:

- Parcel A: 16922 SE 33rd Court
- Parcel B: 16936 SE 33rd Court

Installation of a road name sign as per the City of Bellevue standards is required at the entrance to the private road, SE 33rd Court. The signing will consist of one street name sign blade, one sign post, and hardware (more may be required by the Inspector). The applicant will determine whether to have the City provide the street name sign on the engineering drawings during the clear and grade permit. If the City provides the street name signs, it will be at a cost of \$110 per blade to be paid for by the applicant. The developer will be responsible for the installation of the signs.

It is the responsibility of the developer to coordinate mailbox location and design with the local Postmaster. If a cluster mailbox location is to be used, it should be consistent with city standards and code for roadside appurtenances and mailboxes. The mailbox location must be acceptable to the Transportation Department regarding safety requirements.

A streetlight will not be required where the private road, SE 33rd Court, intersects West Lake Sammamish Parkway SE because there is an existing streetlight on the east side of the parkway at this location.

Undergrounding of utilities will not be required because the project site does not front West Lake Sammamish Parkway SE.

#### Use of the Right of Way

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading, and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit.

#### Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Near the development site, West Lake Sammamish Parkway is classified as "Concrete Road". The rigid pavement patching and restoration details would apply for pavement restoration, such as Standard Drawing ROW-2 and ROW-5. As described in these details, restoration may require the replacement of cement concrete panels.

#### Sight Distance

The access design shall meet the sight distance requirements of BCC 14.60.240. Vegetation shall be trimmed as needed within the sight triangle.

#### Transportation Impacts and Mitigation

City staff has analyzed the potential short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. Due to the minimal amount of new p.m. peak trips to be generated by the Dawson Lane Short Plat, traffic impacts from this development will be minor in nature. Therefore, no additional mitigation is required other than payment of the transportation impact fee at the issuance of building permits.

#### **Fire**

Demolition and construction shall conform to the requirements of International Fire Code Chapter 14.

The short plat itself does not require any lots to be sprinkled however a fire sprinkler determination will be made on a lot by lot basis when residential building permits are submitted.

## **VI. State Environmental Policy Act (SEPA)**

The proposal for a short subdivision is categorically exempt from SEPA Environmental Review in accordance with City of Bellevue Environmental Procedures Code, BCC 22.02B and WAC 197-11-800.



## **VII. Changes to proposal as a result of City review**

The original design was revised to meet the minimum lot depth requirements for the R-5 zoning dimensional requirements.

## **VIII. Decision Criteria**

### **A. Preliminary Short Plat Decision Criteria 20.45B.130A**

The Director may approve or approve with modifications if:

- 1. The preliminary short plat makes appropriate provision for, but not limited to, the public health, safety and general welfare, for open sources, drainage ways, streets, sidewalks, alleys, other public ways, water supplies, sanitary waste; and**

**Finding:** City codes ensure public health, safety, and general welfare through development code requirements. Project review by all review divisions has found the project to be in compliance with City codes and the project approval includes specific conditions to ensure the standards are met.

- 2. The public interest is served by the short subdivision; and**

**Finding:** The public interest is served by providing additional housing opportunities in accordance with the Comprehensive Plan while ensuring compliance with City codes and standards.

- 3. The preliminary short plat appropriately considers the physical characteristics of the proposed short subdivision; and**

**Finding:** The preliminary short plat considers the physical characteristics of the site by providing access to the lots via an access easement on Parcel B. The access easement and lot orientations are configured to provide maximum density while complying with zoning dimensional standards.

- 4. The proposal complies with all applicable provisions of the Land Use Code, BCC Title 20, the Utility Codes, BCC Title 24, and the City of Bellevue Development Standards; and**

**Finding:** As discussed in Section III of this report, the proposal complies with the Land Use Code requirements for R-5 zoning districts. The proposal has also been reviewed and determined to be in compliance with the Bellevue Utilities Code and the Bellevue Transportation Development Standards.

**5. The proposal is in accord with the Comprehensive Plan, BCC Title 21; and**

**Finding:** The site is located within the Newcastle Subarea of the Comprehensive Plan. The Comprehensive Plan specifies single-family high density development for this area of the city. The proposal complies with applicable Comprehensive plan policies city-wide and for this Subarea

Single-family homes are, by use type, compatible with the surrounding neighborhoods. This proposal provides new housing as encouraged by the Comprehensive Plan (Policy LU-4). The proposed short plat provides housing for the City of Bellevue's share of the regionally adopted demand forecasts for residential uses for the next 20 years (LU-3)

The proposal meets Comprehensive Plan policies to preserve existing vegetation on-site (EN-19), maintain good surface water quality (EN-33), and restrict surface water runoff to predevelopment levels (EN-39).

**6. Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance; however requests for modification to the requirements of Part 20.25H LUC, where allowed under the provision of that part, may be considered together with an application for preliminary short plat so long as the resulting lots may each be developed without individually requiring a variance; and**

**Finding:** No lot in the proposed subdivision will require a variance to be reasonably developed with a single-family residence.

**7. All necessary utilities, streets, or access, drainage and improvement are planned to accommodate the potential use of the entire property.**

**Finding:** As discussed in Section III of this report, the proposal complies with all other applicable requirements of the Land Use Code.

## **IX. Conclusion and Decision**

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the proposal to subdivide the subject site into two single-family residential properties.

**Note- Expiration of Approval:** In accordance with LUC 20.45B.150 a preliminary short plat approval expires and is void if the applicant fails to file for approval of the final short plat within a year of the effective date of the preliminary short plat, unless an extension has been granted or a greater time frame has been provided.

## **X. Conditions of Approval**

**The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:**

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7860
Land Use Code- BCC 20.25H	David Wong, 425-452-4282
Noise Control- BCC 9.18	David Wong, 425-452-4282
Transportation- BCC 14.60	Vanessa Humphreys, 425-452-2569
Utilities Code- BCC Title 24.02, 24.04, 24.06	Brad Ayers, 425-452-6054
Fire Code- BCC 23.11	Adrian Jones, 425-452-6032
Right of Way- BCC 14.30, 14.60	Tim Stever, 425-452-4294

**The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:**

### **1. Noise Control**

Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm, Monday through Friday, and 9 am to 6 pm on Saturdays, except for federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

Authority: Bellevue City Code 9.18  
Reviewer: David Wong, Development Service Department

### **2. Time Limitation**

This preliminary short plat approval automatically expires and is void if the applicant does not file a complete final short plat application within one (1) year of the effective date of the preliminary short plat approval. However, the applicant may apply for an extension of the preliminary short plat pursuant to the provision of Land Use Code Section 20.45B.160.

Authority: Land Use Code.45B.150 and 20.45B.160  
Reviewer: David Wong, Development Service Department

### **3. Preliminary Design, Utility Codes, and Engineering Standards**

Utility Department approval of the preliminary short plat application is based on the conceptual design only. Changes to the site layout may be required to accommodate the utilities after utility engineering is approved. The water, sewer, and storm drainage

systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department design review, plan approval, and field inspection is performed under the Utility Developer Extension Agreement (UE) and Utilities Permit Processes.

Authority: Bellevue City Code 24.02, 24.04, 24.06  
Reviewer: Brad Ayers, Utilities Department

#### **4. Significant Tree Retention**

At least thirty percent of the diameter inches of all significant trees on the site are required to be retained. If trees depicted on the preliminary short plat as retained are subsequently found infeasible to retain, conformance is required to be demonstrated with LUC 20.20.900 D and/or G to demonstrate that the required 30 percent of diameter inches is being retained

AUTHORITY: Land Use Code 20.20.900 D and G  
REVIEWER: David Wong, Development Services Department

#### **5. Right Of Way Use Permit**

The applicant is required to apply for a Right of Way Use Permit before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one Right of Way Use Permit may be required, such as one for hauling and one for construction work within the right of way. A Right of Way Use Permit regulates activity within the city right of way, including but not limited to the following:

- a) Designated truck hauling routes.
- b) Truck loading and unloading activities.
- c) Hours of construction and hauling.
- d) Continuity of pedestrian facilities.
- e) Temporary traffic control and pedestrian detour routing for construction activities.
- f) Street sweeping and maintenance during excavation and construction.
- g) Location of construction fences.
- h) Parking for construction workers.
- i) Construction vehicles, equipment, and materials in the right of way.
- j) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access.

Authority: Bellevue City Code 14.30

Reviewer: Tim Stever, Right of Way Department

## **6. Off Street Parking**

The applicant must secure sufficient off-street parking for construction workers, equipment, and materials storage before the issuance of a clearing and grading, building, foundation, or demolition permit.

Authority: Bellevue City Code 14.30

Reviewer: Tim Stever, Right of Way Department

## **7. Engineering Plans**

A site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to clear and grading permit approval. The design of all improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the private road widening, the design of the joint-use driveway, regrading (as needed) at the connection to West Lake Sammamish Parkway SE, pavement restoration in West Lake Sammamish Parkway SE, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

Specific requirements are detailed below:

### **a) Site Specific Items:**

- i. The construction of the sixteen feet wide joint-use driveway contained within a twenty foot wide access easement to provide access for Lots A and B.
- ii. The connection of the joint-use driveway to the existing asphalt private road, SE 33<sup>rd</sup> Court, per Standard Drawing DEV-7B.
- iii. The widening of the private road, SE 33<sup>rd</sup> Court, to sixteen feet at the direction of the Fire Department, including possible regrading at the connection to West Lake Sammamish Parkway SE to prevent the bottoming of emergency vehicles.
- iv. Sight distance setback lines shall be shown on the civil engineering plans at the private road access driveway at the connection to West Lake Sammamish Parkway SE as exhibited in Standard Drawing TE-1.
- v. The modification or removal of vegetation may be necessary for sight distance compliance at the connection to West Lake Sammamish Parkway SE.
- vi. For any possible street cuts into West Lake Sammamish Parkway SE, the street is classified as "Concrete Road" and Standard Drawings ROW-2 and ROW-5 for rigid pavement would apply for pavement restoration. Restoration

may require the replacement of cement concrete panels.

- vii. The mailbox installation location will be shown on the civil engineering plans as determined with the Bellevue Post Master.
- viii. A private road name sign will be required at the connection between SE 33<sup>rd</sup> Court and West Lake Sammamish Parkway SE. The developer will be responsible for the installation of the sign. The complete sign installation will consist of one blade for the street name sign, sign post, and hardware per Standard Drawing TE-21. Additional items may be required at the discretion of the Inspector. The applicant will determine if the City will provide the street name signs at a cost of \$110 per blade to be paid for by the applicant by specifying on the engineering plans.

b) Miscellaneous:

- Landings on sloping approaches are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- The maximum cross grade of a street at the street end shall be 8%.
- Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241.

Authority: Bellevue City Code 14.60; Transportation Department Design Manual; and Transportation Department Design Manual Standard Drawings.  
Reviewer: Vanessa Humphreys, Transportation Department

**Prior to Final Short Plat Approval:**

**1. Tree Retention/Final Short Plat**

Existing trees contribute substantially to the effectiveness and health of this system. The City of Bellevue urges the applicant to save as many trees as possible. The final short plat shall portray a minimum of 100 diameter inches of existing significant trees to remain or greater, as is proposed. A Tree Preservation Plan that portrays the drip-line, the diameter size, and common name of each significant tree to be retained must be recorded with the *final short plat mylar* (recorded with King County). The following note is required on the Tree Preservation Plan:

**DESIGNATION OF TREES ON THE TREE PRESERVATION PLAN ESTABLISHES A COVENANT BY THE OWNER TO LEAVE UNDISTURBED ALL TREES AS SHOWN ON THE TREE PRESERVATION PLAN. THIS COVENANT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ALL FUTURE OWNERS. NO TREE TOPPING, TREE CUTTING, OR TREE REMOVAL SHALL OCCUR UNLESS REQUIRED OR APROVED BY THE CITY. EXCEPT FOR ORDINARY LANDSCAPE**

**MAINTENANCE, NO CONSTRUCTION, CLEARING, OR LAND ALTERATION ACTIVITIES SHALL OCCUR WITHIN THE DRIP-LINE OF TREES SHOWN ON THE TREE PRESERVATION PLAN, UNLESS REQUIRED OR APPROVED BY THE CITY. ACTIVITIES IN VIOLATION OF THIS COVENANT ARE SUBJECT TO PENALTY, INCLUDING WITHOUT LIMITATION, FINES AND MITIGATION REQUIREMENTS. THE CITY OF BELLEVUE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THE REQUIREMENTS, TERMS, AND CONDITIONS OF THIS COVENANT BY ANY METHOD AVAILABLE UNDER LAW. IT IS THE OBLIGATION OF THE OWNER TO COMPLY WITH THE TERMS OF THE TREE PRESERVATION PLAN AND THIS COVENANT.**

AUTHORITY: Land Use Code 20.20.900.D

REVIEWER: David Wong, Development Services Department

## **2. Lot Lines**

The final short plat shall label the property lines as front, rear, or side.

AUTHORITY: Land Use Code 20.20.030

REVIEWER: David Wong, Development Services Department

## **3. Sight Distance**

If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawing TE-1, existing vegetation near the access point on West Lake Sammamish Parkway SE must be trimmed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set.

Authority: Bellevue City Code 14.60.240

Reviewer: Vanessa Humphreys, Transportation Department, 425-452-2569

## **4. Pavement Restoration**

The city's pavement manager has determined that this segment of West Lake Sammamish Parkway SE is a "Concrete Road" and will require rigid pavement trench restoration for any utility connections or other digging in the street surface. Trench restoration must meet the requirements of Section 21 of the Design Manual and standard drawings ROW-2 and ROW-5. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans.

Authority: Bellevue City Code 14.60.250 & Design Manual Design Standard # 23

Reviewer: Tim Stever, Right of Way Department

## **5. Infrastructure Improvements**

All street frontage and infrastructure improvements shown in the final engineering plans or required by city codes and standards must be either completed prior to approval of the final short plat or provided for with a financial assurance device. Completion of the top lift and all other transportation infrastructure items prior to completion of the homes associated with the development is allowed.

Transportation Development Code 14.60.260 allows a developer to obtain final short plat approval prior to finishing improvements with provision of an acceptable financial assurance device equivalent to 150% of the cost of unfinished infrastructure improvements. Provision of such an assurance device requires completion of the improvements by the developer within two years of final short plat approval. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device. Partial reductions of the financial assurance device will not be approved except in special circumstances, determined in advance, such as phased projects.

Improvements must be approved by the Transportation Department inspector before they are deemed complete. At completion of all transportation infrastructure items, the developer must provide a one year maintenance assurance device equivalent to 20% of the value of the transportation infrastructure improvements, dating from the acceptance of the improvements.

Authority: Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241, 260; Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19

Reviewer: Vanessa Humphreys, Transportation Department

## **4. Access Design and Maintenance**

The final Subdivision map must include a note that specifies that the owners of lots served by the joint-use driveway are jointly responsible for maintenance and repair of the joint-use driveway. Also, the final Subdivision map must include a note that specifies that the joint-use driveway will remain open at all times for emergency and public service vehicles and shall not be gated or obstructed.

Authority: Bellevue City Code 14.60.130

Reviewer: Vanessa Humphreys, Transportation Department

## **5. Addressing**

Revised Addresses are required in accordance with International Fire Code.

Authority: IFC 505

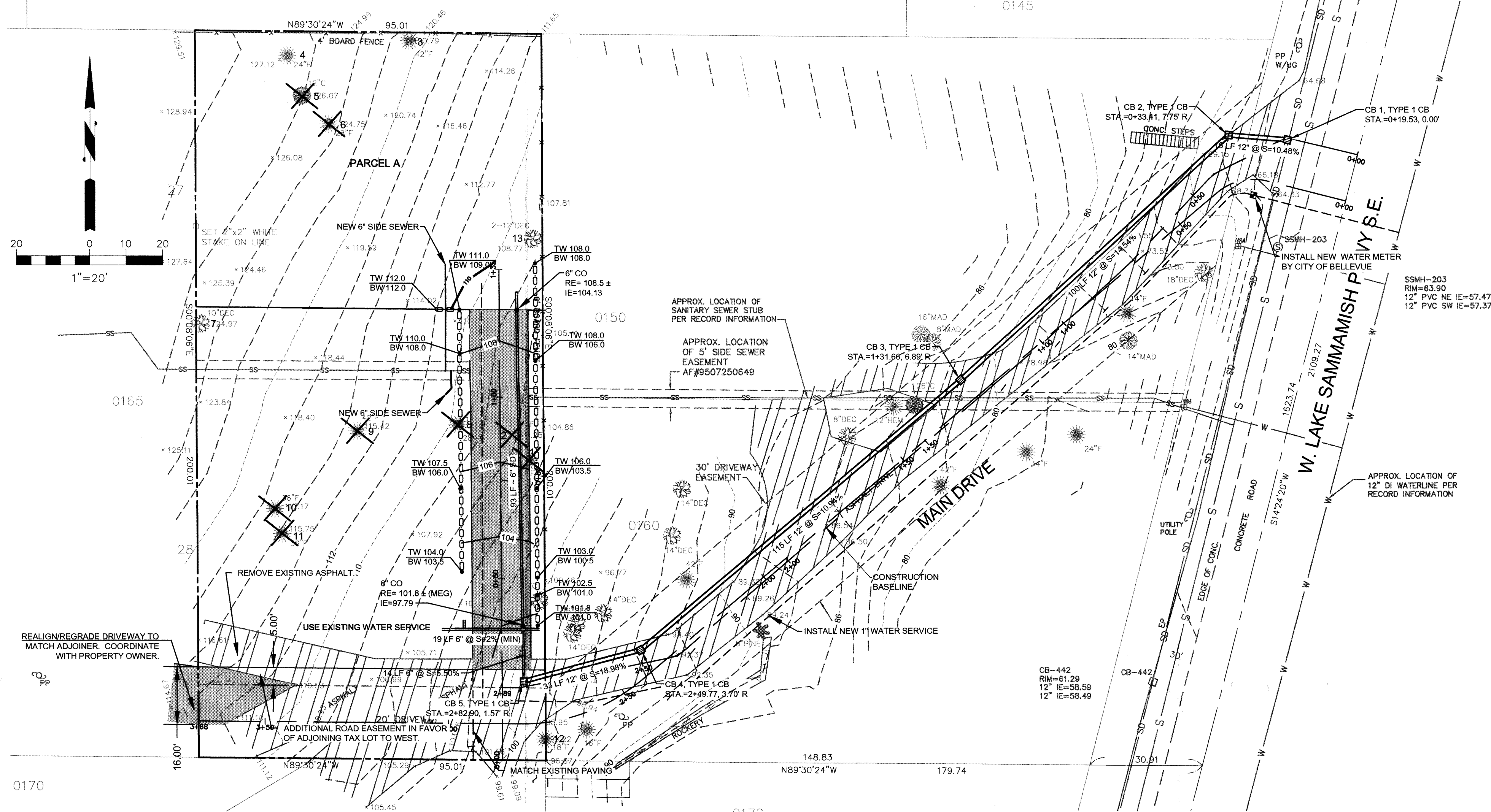
Reviewer: Adrian Jones, Fire Department



**6. Access Road**

The new access road shall be paved a minimum of 16 feet wide, and shall be posted and marked "Fire Lane-No Parking" per Bellevue Standards. If the access road exceeds a grade of 12%, the home(s) shall have automatic fire sprinklers installed per NFPA 13D.

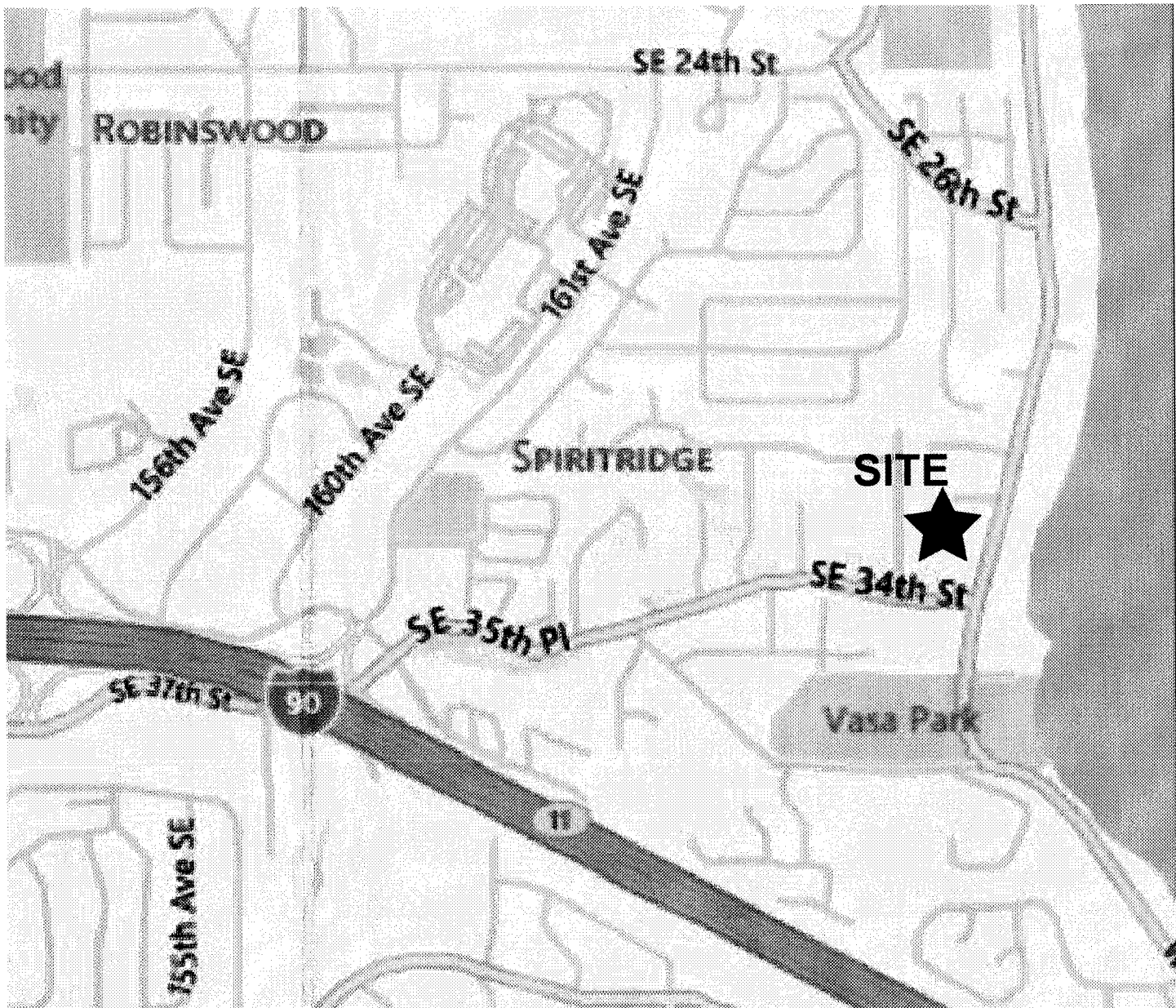
Authority: Bellevue Amended IFC 503.2.1, 503.2.7, 503.3  
Reviewer: Adrian Jones, Fire Department



- PROPOSED FEATURES**
- STORM DRAIN PIPE
  - ROOF AND FOOTING DRAIN
  - SEWER MAIN
  - SEWER SERVICE
  - WATER MAIN
  - BOUNDARY
  - RIGHT-OF-WAY
  - FLOW, CURB & GUTTER LINE
  - CENTER LINE
  - EASEMENT
  - 10' CONTOURS
  - 2' CONTOURS
  - SAW CUT LINE
  - ASPHALT PAVEMENT
  - CONCRETE
  - GRAVEL
- ABBREVIATIONS:**  
(FG) = FINISHED GRADE  
(MEG) = MATCH EX. GROUND  
TW=TOP OF WALL  
BW=BOTTOM OF WALL
- CATCH BASIN, TYPE I WITH VANED GRATE
  - CATCH BASIN, TYPE I WITH SOLID COVER
  - CATCH BASIN, TYPE II WITH VANED GRATE
  - CATCH BASIN, TYPE II WITH SOLID COVER
  - CLEANOUT
  - OVERFLOW STRUCTURE
  - GATE VALVE (FLMJ)
  - WATER METER
  - FIRE HYDRANT
  - TEE (FLMJ)
  - CONCRETE BLOCKING
  - CAP (MJ)
  - SEWER MANHOLE
  - SIGN

**TREE RETENTION CALCULATIONS**

ID	Size (inches)	Cottonwood or Alder? (enter 1 if true)	Size for Calculations (inches)	Retained (enter 1 if true)	Retained (inches)
1	14		14		0
2	20		20		0
3	42		42	1	42
4	24		24	1	24
5	12		12		0
6	28		28		0
7	10		10	1	10
8	28		28		0
9	42		42		0
10	36		36		0
11	36		36		0
12	18		18	1	18
13	24		24	1	24
Totals			334		118
Retention Required (50%)			100		



**VICINITY MAP**  
NO SCALE

**GENERAL INFORMATION:**

**DEVELOPER:**  
DAWSON-LANE RCI GROUP, INC.  
215 105TH STREET SE  
EVERETT, WASHINGTON 98208  
PHONE: 425-239-4087  
CONTACT: EMMETT LANE

**ENGINEER:**  
LAND DEVELOPMENT ADVISORS, LLC  
12865 SE 47TH PLACE  
BELLEVUE, WASHINGTON 98006  
PHONE: 425-466-5203  
CONTACT: JON W. NELSON, P.E.

**SURVEYOR:**  
TRICOUNTY LAND SURVEYING  
4610 200TH STREET SW, SUITE A  
LYNNWOOD, WASHINGTON 98036  
PHONE: 425-776-2926  
CONTACT: JACK SIEBERT, PLS

**TAX PARCEL NO.** 1949700155

**LEGAL DESCRIPTION:**

THE EAST 95 FEET OF THE WEST 970 FEET OF THE SOUTH 200 FEET OF THE NORTH 500 FEET OF GOVERNMENT LOT 3 OF SECTION 12, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON.

(ALSO KNOWN AS THE EAST 95 FEET OF THE WEST 270 FEET OF TRACTS 27 AND 28, DELWOOD PARK, UNRECORDED).

TOGETHER WITH AN EASEMENT FOR DRIVEWAY PURPOSES OVER THE FOLLOWING DESCRIBED TRACTS:

A STRIP OF LAND 30 FEET IN WIDTH, HAVING 15 FEET ON EACH SIDE OF A CENTERLINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST 570 FEET OF THE SOUTH 100 FEET OF THE NORTH 600 FEET OF GOVERNMENT LOT 3 OF SECTION 12, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON; THENCE NORTH 49°49'20" EAST 256 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF WEST LAKE SAMMAMISH HIGHWAY AND THE TERMINUS OF SAID CENTERLINE; THENCE NORTHWESTERLY LINE OF SAID 30 FOOT STRIP SHALL BE PROLONGED TO INTERSECT SAID WESTERLY MARGIN AND THE NORTH LINE OF SAID SOUTH 100 FEET;

(ALSO KNOWN AS A PORTION OF KING COUNTY LOT LINE ADJUSTMENT NO. 574015, RECORDED UNDER RECORDING NO. 8709021113).

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

**BENCH MARK - DATUM (NAVD 88)**

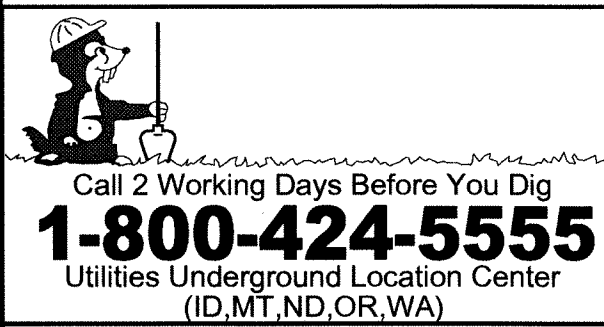
4" x 4" CONC MON W/ICITY OF BELLEVUE BRASS CAP STAMPED "H1902" & "V475" W/PUNCH  
LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF S.E. 34 ST. AND W. LAKE SAMMAMISH PKWY S.E.  
ELEV. = 55.96

**SHEET INDEX:**

1	CLEARING, GRADING & ROAD PLAN
2	ROAD & DRAINAGE PROFILES

**SURVEY LEGEND**

- CATCH BASIN
- SANITARY SEWER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- POWER POLE
- GAS METER



**CAUTION:**  
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION AND DEPTH OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION.

**SURVEY NOTE:**  
EXISTING SURVEY FEATURES, BOUNDARY AND TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, LAND DEVELOPMENT ADVISORS, LLC CANNOT ENSURE THE ACCURACY AND THIS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

DATE	REVISION	BY	CHK
10/08/2015	REDESIGN DRIVE TO TWINY	JWN	JWN
09/01/2015	MOVED TWINY DRIVE TO NORTH SIDE OF EASEMENT	JWN	JWN

**DESIGN GROUP**  
JON W. NELSON, P.E.  
PROJECT MANAGER  
JWN  
DESIGNED  
JWN  
CADD  
JWN  
CHECKED  
JWN  
DATE: OCTOBER 2015  
FILE NAME: BSI\_DAWA001

**CLEARING, GRADING & ROAD PLAN**

DAWSON-LANE RCI GROUP, INC.

**DAWSON-LANE SHORT PLAT**

3241 W. LAKE SAMMAMISH PKWY SE

WASHINGTON

CITY OF BELLEVUE

**DA** Planning, Engineering, Project Management  
Land Development Advisors, LLC  
12865 SE 47th Place  
Bellevue, WA 98006  
425-466-5203



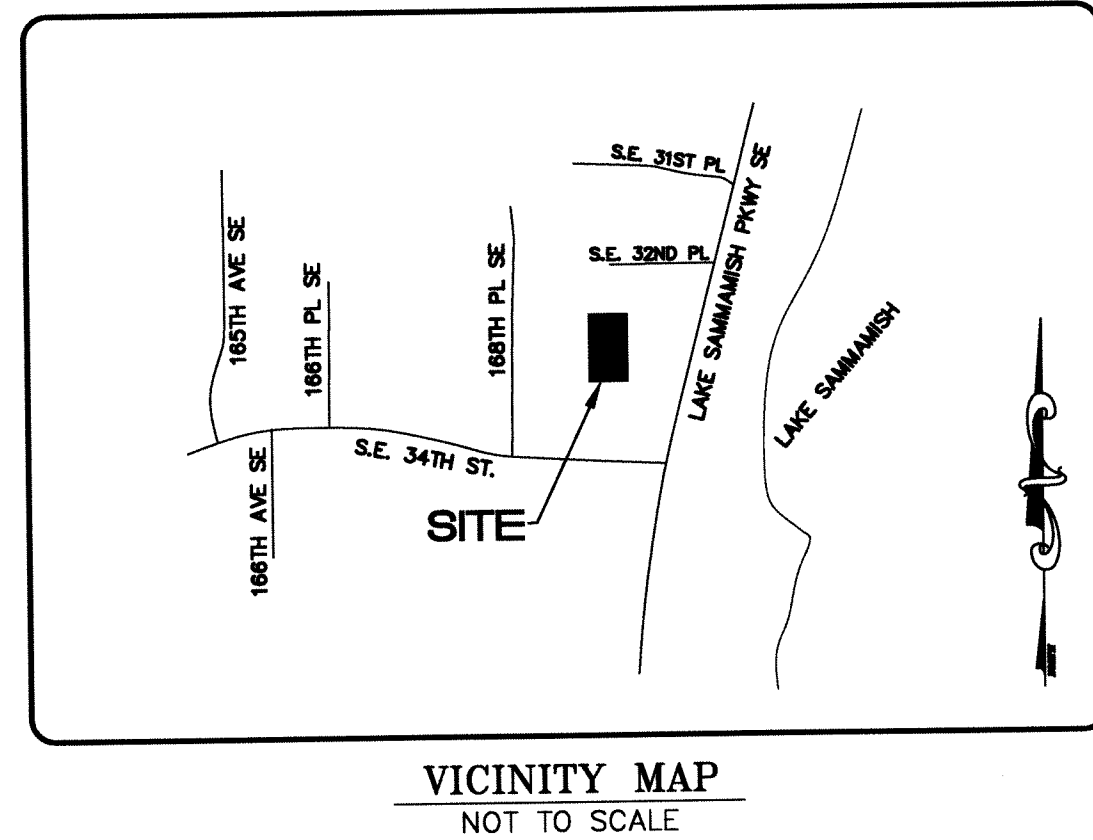
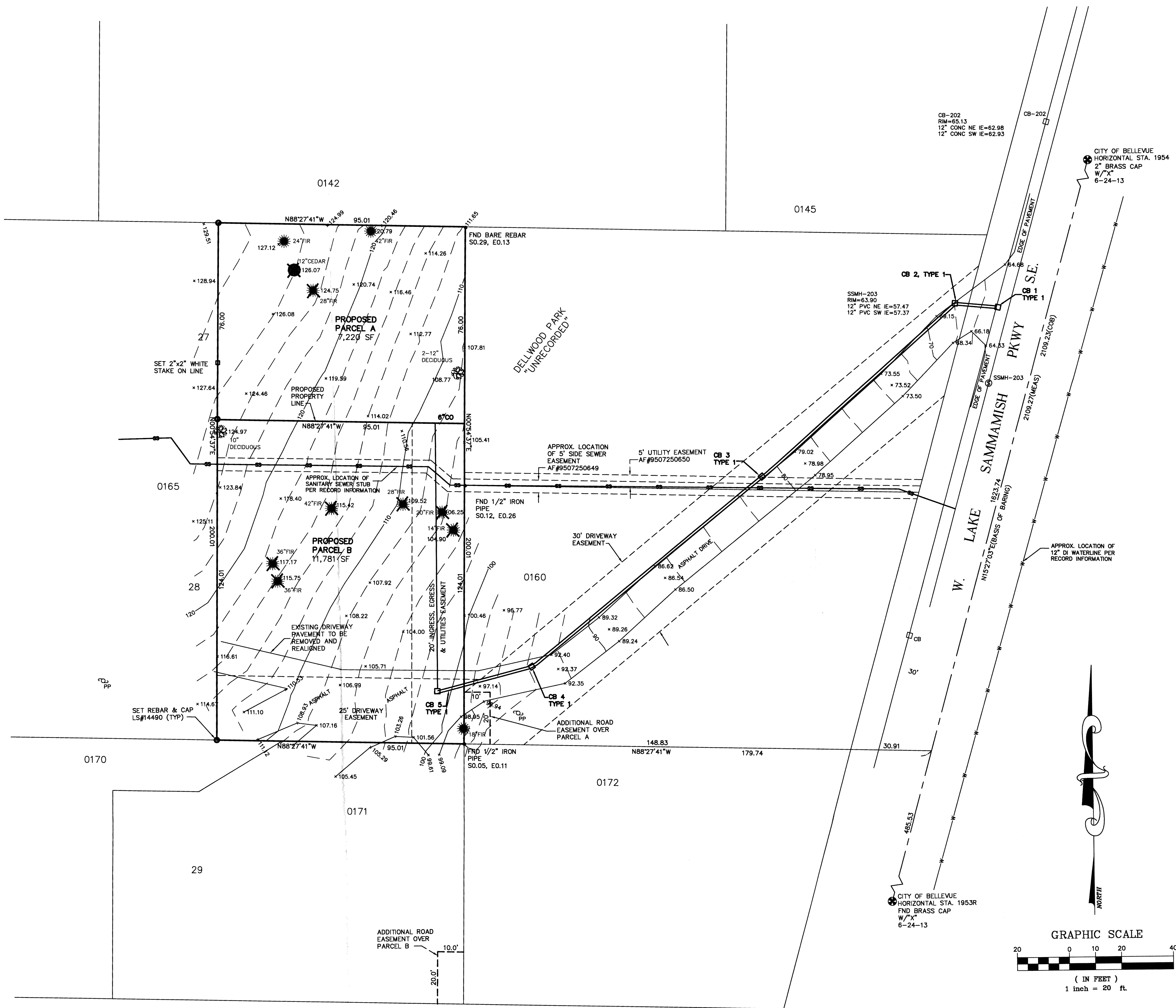
STAMP NOT VALID  
UNLESS SIGNED AND DATED

**JOB NUMBER** DAWA-001

**SHEET NUMBER** 1 OF 2

Permit Processing





**LEGAL DESCRIPTION:**  
THE EAST 95 FEET OF THE WEST 570 FEET OF THE SOUTH 200 FEET OF THE NORTH 500 FEET OF GOVERNMENT LOT 3 OF SECTION 12, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;  
(ALSO KNOWN AS THE EAST 95 FEET OF THE WEST 270 FEET OF TRACTS 27 AND 28, DELWOOD PARK, UNRECORDED);  
TOGETHER WITH AN EASEMENT FOR DRIVEWAY PURPOSES OVER THE FOLLOWING DESCRIBED TRACTS:  
A STRIP OF LAND 30 FEET IN WIDTH, HAVING 15 FEET ON EACH SIDE OF A CENTERLINE DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF THE WEST 570 FEET OF THE SOUTH 100 FEET OF THE NORTH 600 FEET OF GOVERNMENT LOT 3 OF SECTION 12, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON; THENCE NORTH 49°46'20" EAST 256 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF WEST LAKE SAMMAMISH HIGHWAY AND THE TERMINUS OF SAID CENTERLINE, THE NORTHWESTERLY LINE OF SAID 30 FOOT STRIP SHALL BE PROLONGED TO INTERSECT SAID WESTERLY MARGIN AND THE NORTH LINE OF SAID SOUTH 100 FEET;  
(ALSO KNOWN AS A PORTION OF KING COUNTY LOT LINE ADJUSTMENT NO. 574015, RECORDED UNDER RECORDING NO. 8709021113).  
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

**BENCH MARK - DATUM (NAVD 88)**  
4" x 4" CONC MON W/CITY OF BELLEVUE BRASS CAP STAMPED "H1902" & "V475" W/PUNCH LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF S.E. 34 ST. AND W. LAKE SAMMAMISH PKWY S.E.  
ELEV. = 55.96  
**BASIS OF BEARING - NAD83(2011)**  
MONUMENTED CENTERLINE OF W. LAKE SAMMAMISH PKWY S.E.  
CENTERLINE BEING NORTH 15°27'03" EAST  
**INSTRUMENTATION NOTE:**  
INSTRUMENTATION FOR THIS SURVEY WAS A ONE SECOND TOTAL STATION.  
PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.

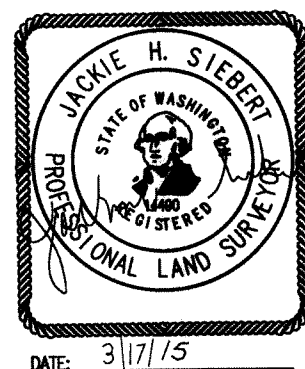
**HORIZONTAL - DATUM NAD83(2011)**  
CITY OF BELLEVUE HORIZONTAL STA 1954  
2" BRASS CAP LOCATED IN THE NORTHBOUND LANE OF W. LAKE SAMMAMISH PKWY SOUTH S.E. OF S.E. 26TH ST.  
N215848.094  
E1325054.934  
CITY OF BELLEVUE HORIZONTAL STA 1953R  
BRASS CAP WITH "X" LOCATED IN THE SOUTHBOUND LANE OF W. LAKE SAMMAMISH PKWY S.E. 200 FEET SOUTH OF THE INTERSECTION OF W. LAKE SAMMAMISH PKWY S.E. AND S.E. 34TH ST.  
N213815.095  
E1324493.016

**CONTOUR INTERVAL:**  
2-FOOT  
**BUILDING SETBACKS:**  
20 FEET - FRONT AND REAR  
5 FOOT - SIDES TO TOTAL 15 FEET

**OWNER:** MICHAEL OLSSON & HELEN WHITE  
3241 W. LAKE SAMMAMISH PKWY S.E.  
BELLEVUE, WA 98008  
**ASSESSOR'S TAX #'S** 194970-0155  
**EXISTING ZONING:** R-5  
**APPLICANT:** DAWSON LANE ROI GROUP, INC  
215 105TH ST. S.E.  
EVERETT, WA 98208  
(425)239-4097  
EMMETT LANE  
**PARCEL A:** 7,220 SF  
**PARCEL B:** 11,781 SF  
**TOTAL SITE AREA:** 19,001 SF  
**SURVEYOR:** TRI-COUNTY LAND SURVEYING CO.  
4610 200th ST. S.W. SUITE A  
LYNNWOOD, WA. 98036  
(425) 776-2926  
JACKIE H. SIEBERT, P.L.S.  
**ENGINEER:** LAND DEVELOPMENT ADVISOR, LLC  
PLANNING, ENGINEERING, PROJECT  
MANAGEMENT  
12865 SE 47TH PLACE  
BELLEVUE, WA 98006  
JON W. NELSON, PE

**NOTES:**  
1. SUBJECT TO A DRIVEWAY EASEMENT AS RECORDED UNDER AUDITOR'S FILE NUMBERS 3770651 AND 3845139. INFORMATION PROVIDED NOT SUFFICIENT TO PLOT THEIR EXACT LOCATIONS.  
2. SUBJECT TO A SEWER EASEMENT RECORDED UNDER AUDITOR'S FILE NUMBER 20041203000274. INFORMATION PROVIDED NOT SUFFICIENT TO PLOT THEIR EXACT LOCATIONS.

SIGNIFICANT TREE TABLE		LEGEND	
	TREES TO BE REMOVED		CATCH BASIN
	DECIDUOUS		SANITARY SEWER MANHOLE
	FIR		WATER VALVE
	DOUGLAS FIR		WATER METER
	CEDAR		FIRE HYDRANT
	RED CEDAR		POWER POLE
			GAS METER



Tri-County  
Land Surveying Company  
4610 200th St. S.W. Suite A  
Lynnwood, Wa. 98036 (425)776-2926 Fax: 776-2850

REVISION: ADJUSTED PARCELS	DATE: 3-17-15	DESIGN DRAWN BH CHECKED R.S. DATE MARCH, 2015	SCALE 1" = 20' JOB NO. 13-051 SHEET 1 OF 1
DAWSON-LANE SHORT PLAT 13-135823-LN Received MAY 01 2015 Permit Processing			

A PORTION OF THE N.E. 1/4 OF THE S.W. 1/4 OF  
SECTION 12, T.24N., R.5E., W.M.  
KING COUNTY, WASHINGTON